



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents  
**Cardwells**  
Est. 1982

Independent Estate Agents  
**Cardwells**  
www.cardwells.co.uk

**BOLTON ROAD, BURY, BL8**



- Three Bedrooms
- Two Reception Rooms
- Loft Room
- Enclosed Rear Garden
- Gas Central Heating & Double Glazed Windows
- Ideal Family Home!
- Close Proximity to Bury Town



**Offers Over £190,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells estate agents are delighted to bring to market this three bedroom plus loft room mid terraced home. Situated close to local amenities, good schools and just a short drive to Bury town centre this conveniently located home comprises of; entrance porch, lounge, dining room, kitchen, three bedrooms, family bathroom and a loft room. Externally this property is garden fronted with an enclosed rear garden and off road parking! Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch** Door leading to living room

**Living Room** 14' 4" x 14' 8" (4.37m x 4.47m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Electric fire and feature surround. Laminate flooring.

**Dining Room** 14' 4" x 13' 0" (4.37m x 3.96m) UPVC double glazed patio doors to rear aspect. Radiator, ceiling light point. Laminate flooring. Understairs storage

**Kitchen** 11' 3" x 5' 9" (3.43m x 1.75m) A range of wall and base units with stainless steel sink and drainer. UPVC double glazed window to side and rear aspect. Radiator. Gas hob, electric oven. Radiator. Plumbed for washer. Spotlighting.

**Bathroom** 9' 9" x 6' 1" (2.97m x 1.85m) Panelled bath. Low flush wc. Pedestal wash hand basin. Radiator. Partially wall tiled. Spotlighting.

**Master Bedroom** 14' 5" x 11' 6" (4.39m x 3.50m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 6' 1" x 9' 9" (1.85m x 2.97m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

**Bedroom 3** 7' 1" x 7' 0" (2.16m x 2.13m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

**Landing** stair case to attic room. Spotlighting.

**Attic Room** 14' 3" x 11' 5" (4.34m x 3.48m) Velux ceiling window.

**Externally** Garden fronted with an enclosed rear yard with decking and paved off road parking.

**Price** £190,000 Offers Over

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 24th December 1888, meaning that there are 863 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

**Thinking Of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Arranging A Mortgage** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

